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Doc#: 1332616099 Fee: \$48.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 11/22/2013 04:53 PM Pg: 1 of 6

This instrument prepared by: Ross M. Rosenberg, Esq., Admitted to the Bar of Illinois, Rosenberg LPA, Attorneys At Law, 570 Crescent Blvd, Glen Ellyn, Illinois, 60137, Phone: (513) 247-9605.

After Recording, Return To: MORTGAGE CONNECT, LP 260 AIRSIDE DRIVE MOON TOWNSHIP, PA 15108 File No. 601814

Mail Tax Statements To: Gemma Wong: 8954 Linder Frive, Tinley Park, IL 60487 and Maria Shum: 125 Avalon Court, San Ramon, CA94582

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENCIFICATION NUMBER 28-17-111-018-0000

SPECIAL/LIMITED WARRANTY DEED \(\)

BANK OF AMERICA, NATIONAL ASSOCIATION, hereinafter grantor, whose tax-mailing address is 2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TA 75082, for \$125,000.00 (One Hundred Twenty Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to Gemma Wong, whose address is 8954 Linden Drive, Tinley Park, IL 60487 and Maria Shum, whose address is 125 Avalon Court, San Ramon, CA 94582, hereinafter grantees, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: 1326228013, Recorded on 09/19/2013

The Grantee(s), or purchaser(s), of the Property may not re-sell, record any additional edo ation o. Cook County Clerk's Office conveyance document, or otherwise transfer title to the Property within 60 days following the recordation of the deed conveying title of the Property to the Buyer.

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Executed by the undersigned on Novembe	r 1st , 2013;
BANK OF AMERICA, NATIONAL AS	SOCIATION
,	The state of the s
_	A THE TION
By: Ani Hakobyan	
	The state of the s
Its: AVP	7405
0	
STATE OF COUNTY OF	
	dadaad hafa
The foregoing instrument was acknow its	on behalf of DANIZ OF
AMERICA, NATIONAL ASSOCIATIO	N who is personally known to me or has produced
as identification, an	d furthermore the oforomentioned name is
acknowledged that his/her signature vas hi in this instrument.	sther free and voluntary act for the purposes set forth
See Attached Ackno	
	Notary Public
	y number of the second of the
	9
MUNICIPAL TRANSFER STAMP	COLUMNIA
(If Required)	COUNTY/ILI MOIS TRANSFER STAMP (If Required)
•	/
EXEMPT under provisions of Paragraph	Section 31-45, Property Fax Code.
Date:	
	C
Buyer, Seller or Representative	CV CV

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CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

	CERT	HICALE	Of MCKING WELDGINETY
State o	f California		
County	of Ventura		
On '	11/01/2013	before me,	Fernando Mayorga, Notary Public
OII	11)01/2013		(Here insert name and title of the officer)
person	ally appeared	Ani	Hakobyan ,
the wit capacit which I certiff is true WITN	thin instrument at c ty(ics), and that by the person(s) acted	I icknowledged to Lesther signate, executed the instruction of PERJURY un	ry evidence to be the person(s) whose name(s) is/are subscribed to me that he/she/they executed the same in his/her/their authorized ture(s) on the instrument the person(s), or the entity upon behalf of rument. Inder the laws of the State of California that the foregoing paragraph of the laws of the State of California that the foregoing paragraph of the laws of the State of California that the foregoing paragraph of the laws of the State of California that the foregoing paragraph of the laws of the State of California that the foregoing paragraph of the laws of the State of California that the foregoing paragraph of the laws of the State of California that the foregoing paragraph of the laws of the State of California that the foregoing paragraph of the laws of the State of California that the foregoing paragraph of the laws of the State of California that the foregoing paragraph of the laws of the State of California that the foregoing paragraph of the laws of the State of California that the foregoing paragraph of the laws of the State of California that the foregoing paragraph of the laws of the State of California that the foregoing paragraph of the laws of the State of California that the foregoing paragraph of the laws of the
/		ADDITION	AL OPTIONAL INFORMATION
			INSTRUCTIONS FOR COMPLETING THIS FORM
DESC	CRIPTION OF THE A	TTACHED DOCUME	Any acknowledgment co.npl. tel in California must contain verbiage exactly as appears above in the notary sect on or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a
S/LV			document is to be recorded outside of Culifornia. In such instances, any alternative
	(Title or description of	attached document)	acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to descend that is illegal for a notary in California (i.e. certifying the authorized complete of the signer). Please check the
	(Title or description of attac	hed document continued)	document carefully for proper notarial wording an attach this form if required.
Numt	per of Pages 5 Do	cument Date 11/01/2	 State and County information must be the State and County where the documen signer(s) personally appeared before the notary public for acknowledgment. Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
	(Additional in	nformation)	• The notary public must print his or her name as it appears within his or her

CAPACITY CLAIMED BY THE SIGNER ☐ Individual (s) ▼ Corporate Officer **AVP** (Title) ☐ Partner(s) Attorney-in-Fact ☐ Trustee(s) ☐ Other

- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If scal impression smudges, re-scal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - Indicate title or type of attached document, number of pages and date.
 - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- · Securely attach this document to the signed document

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EXHIBIT A (LEGAL DESCRIPTION)

The land referred to herein below is situated in the County of Cook, State of Illinois and is described as follows:

LOT 18 IN BLOCK 14 IN THE FIFTH ADDITION TO MEDEMA'S EL VISTA GARDENS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MEXIDIAN, IN COOK COUNTY, ILLINOIS.

OR COUNTY CLOTHE OFFICE COMMONLY KNOWN AS: 6127 FORESTVIEW DRIVE, OAK FOREST, IL 60452

PIN: 28-17-111-018-0000

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State of California County of <u>Ventura</u>	
Subscribed and sworn to (or affirmed) before me on this 1st day of November, 20 13, by Ani Hakobyan	
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.	
FERNANDO MAYORGA COMM. # 1994179 NOTARY PUBLIC • CALIFORNIA VENTURA COUNTY My Commission Expires October 18, 2016	
(Seal) Signature	
Coot County Clart's	